

**BURIEN BUSINESS AND  
ECONOMIC DEVELOPMENT PARTNERSHIP (BEDP)  
MEETING MINUTES**

**Date:** August 10, 2007

**Time:** 7-8:30 a.m.

**Members Present:** Harvey Aulger, Rick Cosgrave, David Elliott, Geri Fain, Kevin Fitz, Michael Goldsmith, Jim Hughes, Karen Lautermilch, Mark Minium, Doug Moreland, Jane Voget

**Excused Absentees:** Mary Averett, Nancy Damon, Bob Ewing

**Staff:** Mike Martin, City Manager; Dick Loman, Economic Development Manager; Janet Stallman, Department Assistant, City Manager's Office,

**Guests:** Councilmember Rose Clark; Kathy Keene, business owner

**Call to Order:** Meeting opened at 7 a.m. by Kevin Fitz, Chair

**Minutes:** The minutes from July 27 were approved as recorded.

**Chair's Report – Kevin Fitz**

Kevin briefly mentioned the Port of Seattle's decision to go ahead with demolition of Lora Lakes Apartments. He mentioned the Op-Ed piece that Tay Yoshitani had written that was published in Wednesday's paper and provided copies to the group.

**Berk & Associates Model – Demonstration by Scott Hardin, Finance Director**

Mike Martin gave preliminary comments regarding annexation before the introduction of the City's Finance Director, Scott Hardin, who demonstrated the Berk model. Mike mentioned that although the Growth Management Planning Council will meet in October, it may well be late spring of next year before anything happens. He also mentioned that the outcome will likely be settled through adjudication.

Scott Hardin gave a demonstration on how the model changes instantly to reflect adjustments in variables. The model illustrates that if Seattle annexes North Highline, Burien would have a larger deficit over time than if Burien annexes North Highline. This is due to the fact that police services would escalate by \$1.7 million annually, and there is a 1% limit on property taxes. These are the two most prominent factors in creating a structural deficit for the city over time.

Discussion was also held around fire services in the North Highline Area. There are two fire stations in the Potential Annexation Area (PAA) that currently provide services to Burien. If Seattle were to annex, it would negatively impact response times to some existing Burien neighborhoods.

**Q.** Could we get a “sliced-up” version of the PAA area in order to study other scenarios? **A.** The model, as it is currently built, does not allow for only parts of the PAA to be looked at. It is based on the entire PAA area. We could pay to have it modified to reflect other scenarios, and at some point in the future, it may be worth doing, but not at this point.

It was suggested that the terminology of “status quo” be used when showing the city’s current financial model – rather than calling it the “no annexation” model. This suggestion was well-taken and appreciated.

### **City Manager’s Report – Mike Martin**

For his City Manager report, Mike Martin showed the PowerPoint Presentation that he had made at the Port of Seattle Commission meeting on August 9<sup>th</sup>.

Doug Moreland commented on the positive impact of having the personal relationships over the years with staff at the Port of Seattle. The work we do does have an impact in terms of the relationships we’ve built.

The Housing Authority has filed suit against the Port to condemn the Lora Lakes property. The basis is that there is a critical public purpose in resolving homelessness. A conglomerate of low-income housing advocates has also filed suit against the Port and Burien because the original Environmental Impact Statement did not consider homelessness.

The Port wants to work with the Housing Authority and the County to get money to help Burien to build housing elsewhere. There may be some help at the TOD.

### **Discover Burien Report – Doug Moreland**

There was no Discover Burien report given today.

### **Discussion of BEDP Meeting Format/Agenda:**

Each person was allowed to speak regarding the current format of the BEDP meetings. Summarized below are the group’s comments:

- We have drifted from our mission of being an advisory group for Council.
- We have gotten off track – keeping this group in a study mode works well. We do well when we break off in smaller groups.
- We are not as focused as we need to be. We are not clear on the expectations.
- We lack the big picture on the work program.
- We would benefit by having a board development goal setting session once a year to clarify the role of the group, both as a group and as individuals.
- Some kind of formalized board development, board activity operating principles, goals and norms would be helpful.
- If there is a controversial issue to bring up, let Kevin know ahead of time so that he can decide whether or not it should be its own agenda item. Operate under the “no surprises” rule where you don’t bring something up without letting someone know in advance that you will be doing so.

- Use suggested timeframes for agenda items.
- I would like to see more defined roles for the group. I come to get informed so that I can speak intelligently about what is going on in the City. A lot of the public is misinformed. It is important to be able to tell people the real story. I want to be able to tell a positive story to the community about what is going on.
- Our role as a sounding board is an important one.
- Should we be doing more to communicate to the business community?
- Need to receive more reports from the City on how many new businesses come in. More reports from Departments would be helpful.
- I find the presentations very helpful. I love the guests.
- I would like to see a specific set of questions that each guest answers, regardless of the rest of their presentation. Specifically, what attracted you to Burien? What keeps you here? How can we attract others like you to Burien?
- I'd like to see us take on a more socially-responsible role. As a group we could identify what some of the potential problems are that we see as we are walking around the City. Traffic might be one example. Vagrancy and homelessness are other issues. We could bring in new ideas.
- With some relatively new members, the timing is good to have some kind of retreat and develop strategic planning; figure out how we fit into the picture.

Dick Loman commented that Burien was a much different entity, economically speaking, six or seven years ago. The City was new and it had no economic development implementation underway. It had a vision and strategy, but no implementation. The job of the partnership was more critical in the earlier days. The mission has changed some. Dick sees the group now as an important information exchange, together with study and strategic planning, as necessary. We are working on identifying an economic "cluster" for future economic growth; we're trying to bring in speakers who have medical experience so that we can get to know them better and see what they need to grow and how we can help them.

Mike Martin relayed that we know this group is valuable and that informal relationships are important. Council would say this group is a very influential and an important group because of the things that you do. He noted that there is a difference between economic development and business and wondered where the name came from? Mike sees that maybe this group could do some economic development strategic planning. Development of a strategic plan would be very important. He'd like to see the focus go that direction.

Doug Moreland stated that when the city was newly incorporated, the business group felt it was important that we establish a partnership relationship, moving forward towards economic development. That's where the tension comes in. We've gotten away from the partnership side of it.

Mark Minium apologized if he offended anyone with his remarks at the last meeting. He did not intend to embarrass anyone or make anyone feel uncomfortable.

**Meeting Adjourned at 8:30 a.m.**

The meeting adjourned at 8:30 a.m. because another group had booked the conference room.  
More discussion is needed on this topic.